



Upper Uwchlan Township
Planning Commission Meeting
June 11, 2009
Minutes

Approved

In Attendance: Bob Schoenberger, Sally Winterton, John McTear, Ken Engle,
Gwen Jonik, Dave Leh, P.E.-Gilmore & Associates

Bob Schoenberger called the meeting to order at 7:43 p.m. although a quorum was not present and advised presentations would be heard, discussions would be held, but no decisions would be made.

Butler House – Byers Station PRD Modification

Alyson Zarro (Riley Riper Hollin and Colagreco) and Scott Nodland (Toll Brothers) were in attendance for further discussion of parking layout options for the Butler House, if permission is granted to change the use to non-residential. The potential buyer for the property, Mike Robinson, was also in attendance, and suggests using parking plan option “D” which includes 14 parking spaces to the west of the house, potentially accessed from adjacent Parcel 6-C.

Discussion points included:

- removal of several “compromised” trees to the west of the house may be necessary
- provide landscaping around the parking area
- Planning Commission and Historic Commission find option “D” agreeable
- The Supervisors can hold 25% of the parking in discretion until the need is proven
- only 11’ buffer is shown - but parking could be shifted forward
- slightly impacts HOA open space but improves the sight line
- what provisions are there for nighttime lighting
- has storm water management been planned
- conditions/restrictions remain with the property, not the owner (Bob Schoenberger confirmed)
- screening between Butler House and The Mews should be evergreen trees
- residents’ concerns (as follows) will be forwarded to the Board of Supervisors:
 - ◆ the HOA wasn’t aware the open space had already been dedicated to them
 - ◆ Developer hasn’t provided adequate “amenities” [pools and clubhouses]
 - ◆ restrict future uses on this property, such as a restaurant or bar
 - ◆ potential decrease in property value
 - ◆ Developer didn’t disclose 6-C was a commercial property

Mike Robinson expressed his intentions for the Butler House, such as retaining the exterior façade, outdoor lighting will be old-fashioned, etc. – he’ll be a good neighbor.

Bob advised that as a quorum wasn’t present, the Planning Commission could not make a recommendation to the Board from this evening, but suggested that Mike move the parking forward a bit which would help with the view. Other items mentioned this evening would be addressed by the Developers or during land development. Ms. Zarro will look for a recommendation from the Planning Commission at their July 9 meeting.

Byers Station Parcel 5-C

Marc Kaplin (Kaplin Stewart) was in attendance and reviewed Eastern State Engineering's January 14, 2009 letter regarding the Parcel 5-C sketch plan. The proposed number of homes and commercial square footage for Parcel 5-C is less than what has been approved in the PRD. Toll seeks the Planning Commission and Supervisors' agreement to the following 2 technical issues prior to engineering the Land Development Plans:

- ◆ sketch shows approximately 8 areas where the residential perimeter buffer is encroached by 10' - this layout alleviates the "cookie cutter" layout
- ◆ sketch provides two accesses onto Station Blvd -- one full access and one right in/right out

Discussion points included:

- increased drive aisles to 28' wide – adequate for emergency service vehicles
- added an emergency only access at the "East/West" link stub road
- the traffic light on Graphite Mine Road midway along the eastern border of the parcel has been removed
- full access onto the East/West Link stub was not required, left more area for development, and sight distance may be an issue
- Byers Station residents were told the whole parcel was going to be commercial
- the development of this parcel depends on the economy
- commercial tenants would not be big "box" stores, no fast food drive thru
- expansion of village commercial district is the target
- roofline "breaks" every 150', peaked roofs to hide rooftop equipment, especially from Pickering Valley Elementary's viewpoint and Route 100/Station Boulevard
- sketch plan looks cramped, not enough residential parking for family growth, amenities seem inadequate [tot lot, village green, etc.]
- residential garages face the courtyards of the clusters, fronts of homes face commercial area
- commercial/professional mixture suggested by Township
- commercial building size and layout designed to be interesting; buildings would be leased, not sold, at least initially

Mr. Kaplin asked if they could proceed to the Board of Supervisors to informally present the sketch plan. Bob Schoenberger advised him that the Planning Commission will provide their thoughts to the Board. Mr. Kaplin will make his request to the Board.

Adjournment

As no further business could be conducted, Bob Schoenberger adjourned the meeting at 9:23 p.m.

Respectfully submitted,

Gwen Jonik
Planning Commission Secretary